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The Trusted Integrator for Sustainable Solutions

May 23, 2014

Mr. James Desir, Work Assignment Manager
U.S. Environmental Protection Agency
290 Broadway - 18th Floor
New York, NY 10007-1866

Document Control No.: DCN 2179-2A-BLWX

Subject: **Flushing Bay, Flushing River, and Willets Point Pre-CERCLIS Screening**
ASCOR Scrap Metal Co. Pre-CERCLIS Screening Form
Contract No.: EP-S5-06-04, TDD No.: S05-0013-1306-003

Dear Mr. Desir,

Weston Solutions, Inc. (WESTON®) is pleased to submit the Pre-CERCLIS Screening Form for the ASCOR Scrap Metal Co. site identified as part of the Flushing Bay, Flushing River, and Willets Point investigation of uncontrolled hazardous waste sites. If you have any questions, please contact me at (856) 793-2129.

Very truly yours,

WESTON SOLUTIONS, INC.

Nancy Shannon
Senior Project Scientist

enclosure

cc: C. Romano, EPA (w/o enclosure)
G. Gilliland, WESTON
file

PRE-CERCLIS SCREENING/NEW SITE ASSIGNMENT FORM

EPA ID NUMBER: None

SITE NAME: ASCOR Scrap Metal Inc.

PREVIOUS NAMES (AKAs): ASCOR Scrap Iron Inc.; NY Scrap Iron Inc.

SITE LOCATION:

Street address: 127-08 Willets Point Boulevard
City: Corona
State: New York
Zip code: 11368
County: Queens

BLOCK: 1833
LOT: 172

LATITUDE (decimal degrees): + 40.758056
LONGITUDE (decimal degrees): - 73.841389

a. Accuracy meters: None
b. Collection method: Google Earth
c. Reference datum: None
d. Reference point: Property address
e. Source map scale: None
f. Point/line/area: Point
g. Collection date: 05/13/2014

(See Attachment 1 for available values)

AVAILABLE SITE TYPE MAIN CATEGORIES: Recycling

AVAILABLE SITE TYPE MAIN SUBCATEGORIES: Batteries/scrap metals/secondary smelting/precious metal recovery; Waste/used oil; Automobiles/tires

(See Attachment 2 for available values)

COMPLETE THE FOLLOWING CHECKLIST.

	YES	NO
1. Does the site already appear in CERCLIS?		X
2. Is there a known, suspected, or potential release of CERCLA hazardous substances?	X	
3. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?		X
4. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?		X
5. Is the release into a public or private drinking water supply due to deterioration of the water supply system through ordinary use?		X
6. Is some other program actively involved with the site (i.e., another Federal, State or Tribal program)?	X	
7. Are the hazardous substances potentially released at the site		X

regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA or OSHA?		
8. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?		X
9. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, previous HRS score determined, ASTM Phase I, II, etc. completed, EPA approved risk assessment completed)?		X

EXPLAIN ALL YES ANSWERS:

Question 2: A review of available information indicates that a spill of waste oil, a CERCLA-listed hazardous substance, occurred at the subject property in 1991; the Site was being investigated by the New York City Department of Environmental Protection (NYCDEP) for the accumulation of waste oil, as discussed further below.

Question 6: As discussed below, the subject property is included as part of a New York State Department of Environmental Conservation (NYSDEC) Brownfields Cleanup Grant application for remediation prior to redevelopment.

SITE DETERMINATION:

____ FURTHER ASSESSMENT IS RECOMMENDED. ENTER SITE INTO CERCLIS.

_X_ THE SITE IS NOT RECOMMENDED FOR PLACEMENT INTO CERCLIS.

DISCUSS DECISION AND RATIONALE:

The pre-CERCLIS screening activities for the ASCOR Scrap Metal Inc. site (hereafter "Site") were conducted by EPA in response to a petition EPA received to conduct a preliminary assessment of hazardous waste threats in Flushing Bay, Flushing River, and Willets Point. A search of Federal and State environmental records databases was conducted for the Willets Point vicinity. The Site was selected based on information obtained from the database search, which indicated that, in October 1991, the facility reported a spill (Spill No. 9107763) from a leaking underground storage tank that contained waste oil. The spill was reported based on a tank test failure. The database report indicates that cleanup of the spill was completed and that the case was closed in a matter of days. However, in the remarks section in the database search report facility summary, there is a note indicating that the NYCDEP was investigating the accumulation of waste oil at the subject property. No further information pertaining to NYCDEP's investigation was provided in the database search report. As waste oil is a CERCLA-eligible hazardous substance, EPA is attempting to identify if further investigation is warranted to evaluate the Site under CERCLA based on a review of additional information.

The Site is located in a mixed commercial and industrial section of Queens, NY known as Willets Point, as shown on Figures 1 and 2 in Appendix A. Willets Point is a triangular-shaped area in Queens that encompasses approximately 61 acres and is bordered on three sides by Flushing Bay and Flushing River. New York City property records show that the subject property was owned by ASCOR Scrap Iron Inc. from January 16, 1989 to April 24, 2002.

Information obtained from the NYCDEP indicates that on September 18, 1991, the NYCDEP Division of Hazardous Materials Management (DHMM) Willets Point Task Force conducted an inspection of the

subject property. During the inspection, extensive oil contamination in the area of the scrap metal crusher was observed. There were no containment measures for the waste oil and other automotive fluids that leak out when the automobiles and parts were crushed. The waste oil was observed to be entering the top soil and seeping into the ground. Additionally, the area behind the facility was observed to be swampland and contained extensive pooling of waste petroleum products.

On December 5, 1991, NYCDEP issued a Commissioner's Order to ASCOR Scrap Metal Inc. to: remove and containerize all surface and subsurface contaminated soil; backfill excavated areas with clean soil or gravel; sample and dispose of soil; construct a containment pad on which the crusher will operate in order to contain liquid waste oil; remove all pooled waste petroleum products from the swampland area behind the facility; develop a waste fluid management plan; install an oil-water separator to capture waste oils from surface water runoff from the containment pad; develop a waste management plan; and submit to NYCDEP all copies of manifests for wastes generated in compliance with this order. All work was to be completed by March 6, 1992. On May 13, 1992, NYCDEP DHMM conducted an inspection of the subject property and issued a Notice of Violation (NOV) to ASCOR Scrap Metal for the failure to remove all pooled waste petroleum products from the swampland behind the facility. On July 1, 1992 NYCDEP DHMM performed a follow-up inspection and observed that all the pooled petroleum products had been removed from the swampland area. ASCOR Scrap Metal indicated that 750 gallons of waste oil and 9 yards of sorbent material were generated. On July 6, 1992, NYCDEP withdrew the NOV and determined that ASCOR Scrap Metal had satisfied all requirements of the December 5, 1991 Commissioner's Order. On July 8, 1992, NYCDEP and NYSDEC conducted a joint inspection of the facility to determine possible impact to groundwater from the pooled waste oil in the swamp area behind the facility. It was determined that there was little to no impact to groundwater from this contamination. NYSDEC requested that all remaining oil contaminated surface soil be removed and the area filled with clean soil.

Information obtained from a file request to the NYSDEC indicates that in September 2000 an unknown quantity of a petroleum product spilled onto soil at the subject property (Spill No. 0007528). The spill report cited the name of the company conducting business at the subject property at the time was NY Scrap Iron Inc. The spill case was closed in July 2005 due to lack of information.

In 2009, the subject property was purchased by the City of New York. In 2012, Queens Development Group, LLC (QDG) submitted a request for a Brownfields Grant to NYSDEC on behalf of the City of New York Economic Development Corporation for the remediation of Willets Point prior to construction of a hotel, shopping center, and associated parking. Proposed remediation efforts will include removal of all existing facilities, elimination of subsurface discharge systems, the removal of all identified underground storage tanks, and an investigation of soil and groundwater to determine extent of contamination. Based on the results of the extent of contamination investigation, identified hot spots will be removed and groundwater treatment systems will be installed, if necessary. However, contamination primarily will be handled by installing engineering and institutional controls such as vapor barriers and capping. As shown on the Figure provided in Appendix B to this report, the subject property tax parcel (i.e., Lot 172), is included in the first stage of the planned Brownfields work.

There are no drinking water targets associated with the groundwater migration pathway within a 4-mile radius of the Site. Drinking water is supplied to the residents of New York City by the New York City Water Supply System (NYCWSS). NYCWSS's source water is surface water and is supplied from a network of 19 reservoirs and three controlled lakes located approximately 125 miles north and west of New York City. The surface water migration pathway is a concern at the Site both via overland flow and groundwater to surface water discharge; however, current plans are in place to address both the contaminated soil and groundwater at the Site through a NYSDEC Brownfields grant. Additionally, few HRS-eligible wetlands or sensitive environments are present within the heavily industrialized area of Flushing Bay. The soil exposure and air migration pathways, via possible vapor intrusion, could also be potential exposure pathways of concern; however, current plans are in place to address these issues through the NYSDEC Brownfields grant.

Therefore, based on available information, the ASCOR Scrap Metal Inc. site is not recommended for further assessment under CERCLA as it is currently being addressed under a State program.

Checklist preparer: Nancy Shannon _____ 05/23/2014
Print name/signature Date

Title: Senior Project Scientist, Weston Solutions, Inc.
Date: May 23, 2014
Address: 205 Campus Drive, Edison, NJ 08837
Phone Number: 732-417-5800
E-mail address: nancy.shannon@westonsolutions.com

Regional EPA Reviewer: _____ _____
Print name/signature Date

ATTACHMENT 1

REQUIRED INFORMATION FOR SITE COORDINATES

Please provide Latitude and Longitude in decimal degrees.

a. Accuracy meters: Describe the accuracy value as a range (+/-) of the latitude and longitude in meters:

b. Collection method: Describe the method used to determine the site coordinates.

- ☒ Address matching
  - ☐ Block Face
  - ☐ Digitized
  - ☐ House Number
  - ☐ Nearest Intersection
  - ☐ Primary Name
  - ☐ Street Centerline
  - ☒ Other (specify) Property address_____
- ☒ Interpolation
  - ☐ Map
  - ☒ Digital map source (TIGER)
  - ☐ Photo
  - ☐ Satellite
  - ☐ MSS
  - ☐ SPOT
  - ☐ TM
  - ☐ Other (specify) _____
- ☐ Global Positioning System
  - ☐ Carrier phase kinematic relative positioning technique
  - ☐ Carrier phase static relative positioning technique
  - ☐ Code measurements (pseudo range) differential (DGPS)
  - ☐ Code measurements (pseudo range) precise positioning service
  - ☐ Code measurements (pseudo range) standard positioning service SA off
  - ☐ Code measurements (pseudo range) standard positioning service SA on
  - ☒ GPS unspecified
- ☐ Public land Survey
  - ☐ Footing
  - ☐ Quarter section
  - ☐ Eighth section
  - ☐ Sixteenth section
  - ☐ Section
- ☐ Census
  - ☐ Block - 1990 - centroid
  - ☐ Block/group - 1990 - centroid
  - ☐ Block tract - 1990 - centroid
  - ☐ Other (specify) _____

- ☐ Loran C
  - ☐ Classical Surveying Techniques
  - ☐ Zip Code Centroid
  - ☐ Zip+2 Centroid
  - ☐ Zip+4 Centroid
  - ☐ Unknown
  - ☐ Other (specify) _____

c. Reference Datum: Please describe the reference datum of the latitude and longitude

- ☐ NAD27
- ☐ NAD83
- ☐ WGS84
- ☐ Other (specify) _____
- ☒ Unknown

d. Reference Point: Describe the category of feature referenced by the site coordinates

- ☐ Administrative building
- ☐ Air monitoring station
- ☐ Air release
  - ☐ Stack
  - ☐ Vent
- ☐ Atmosphere emissions treatment unit
- ☐ Boundary point
- ☒ Center of facility/centroid
- ☐ Facility/station building entrance
- ☐ Intake point
- ☐ Lagoon or settling pond
- ☐ Liquid waste treatment unit
- ☐ Loading area centroid
- ☐ Loading facility
- ☐ Monitoring point
- ☐ Northeast corner of land parcel
- ☐ Northwest corner of land parcel
- ☐ Plant Entrance
  - ☐ Freight
  - ☐ General
  - ☐ Personnel
- ☐ Process Unit
- ☐ Process Unit area centroid
- ☐ Southeast corner of land parcel
- ☐ Southwest corner of land parcel
- ☐ Solid waste treatment/disposal unit
- ☐ Solid waste storage area
- ☐ Water monitoring station
- ☐ Water release pipe
- ☐ Well
- ☐ Well protection area
- ☐ Within limits of groundwater plume
- ☐ Other (specify)
- ☐ Unknown

e. Source Map Scale: Describe the scale of the source used to determine the site coordinates

- ☐ 1:10,000
- ☐ 1:12,000
- ☐ 1:15,840
- ☐ 1:20,000
- ☐ 1:24,000
- ☐ 1:25,000
- ☐ 1:50,000
- ☐ 1:62,500
- ☐ 1:63,360
- ☐ 1:100,000
- ☐ 1:125,000
- ☐ 1:250,000
- ☐ 1:500,000
- ☒ None
- ☐ Other (specify) _____
- ☐ Unknown

f. Point/line/area: Describe the area defined by the coordinates

- ☐ Area
- ☐ Line
- ☒ Point
- ☐ Region
- ☐ Route
- ☐ Unknown

g. Collection Date: Please provide the date the site coordinates were obtained: **05/13/2014**

ATTACHMENT 2

SITE TYPE MAIN CATEGORIES AND SUB CATEGORIES

Manufacturing/processing/maintenance

Chemicals and allied products
Radioactive products
Primary metals/mineral processing
Oil and gas refining
Metal fabrication/finishing/coating and allied industries
Lumber and wood products/pulp and paper
Lumber and wood products/wood preserving/treatment
Plastics and rubber products
Electronic/electrical equipment
Coal gasification
Ordnance production
Coke production
Trucks/ships/trains/aircraft and related components
Tanneries
Fabrics/textiles
Other (please specify)

Recycling

Batteries/scrap metals/secondary smelting/precious metal recovery
Waste/used oil
Automobiles/tires
Drums/tanks
Chemicals/chemical waste (e.g., solvent recovery)
Other (please specify)

Waste Management

Municipal solid waste landfill
Industrial waste landfill
Co-disposal landfill (municipal and industrial)
Industrial waste facility (non-generator)
Radioactive waste treatment, storage, disposal (non-generator)
Mine tailings disposal
Illegal disposal/open dump
Other (please specify)

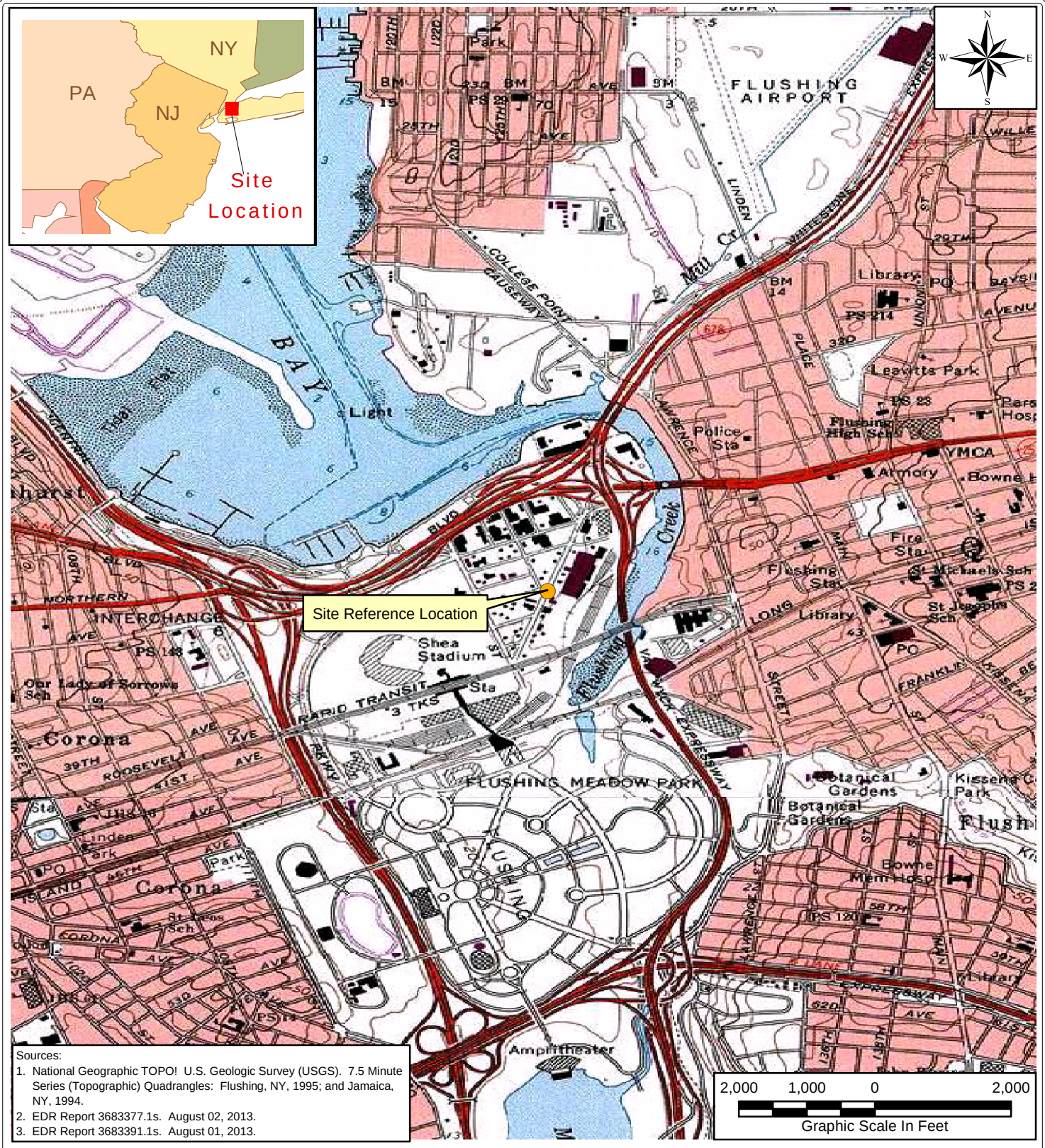
Mining

Coal
Oil and gas
Metals
Non-metal minerals
Other (please specify)

Other

Treatment works/septic tanks/other sewage treatment
Transportation (e.g., railroad yards, airport, barge docking site)
Product storage/distribution
Groundwater plume site with no identifiable source
Contaminated sediment site with no identifiable source
Retail/commercial (e.g., dry cleaners)
Agricultural (e.g., grain elevators)
Spill or other one time event
Military
Research, development, and testing facility
Dust control
Other (please specify)

APPENDIX A
FIGURES



Sources:
1. National Geographic TOPO! U.S. Geologic Survey (USGS). 7.5 Minute Series (Topographic) Quadrangles: Flushing, NY, 1995; and Jamaica, NY, 1994.
2. EDR Report 3683377.1s. August 02, 2013.
3. EDR Report 3683391.1s. August 01, 2013.

LEGEND:

Site Reference Location

TITLE:

Site Location Map
ASCOR Scrap Metal Inc.
127-08 Willets Point Boulevard
Corona, Queens, NY

PROJECT: ASCOR Scrap Metal Inc.

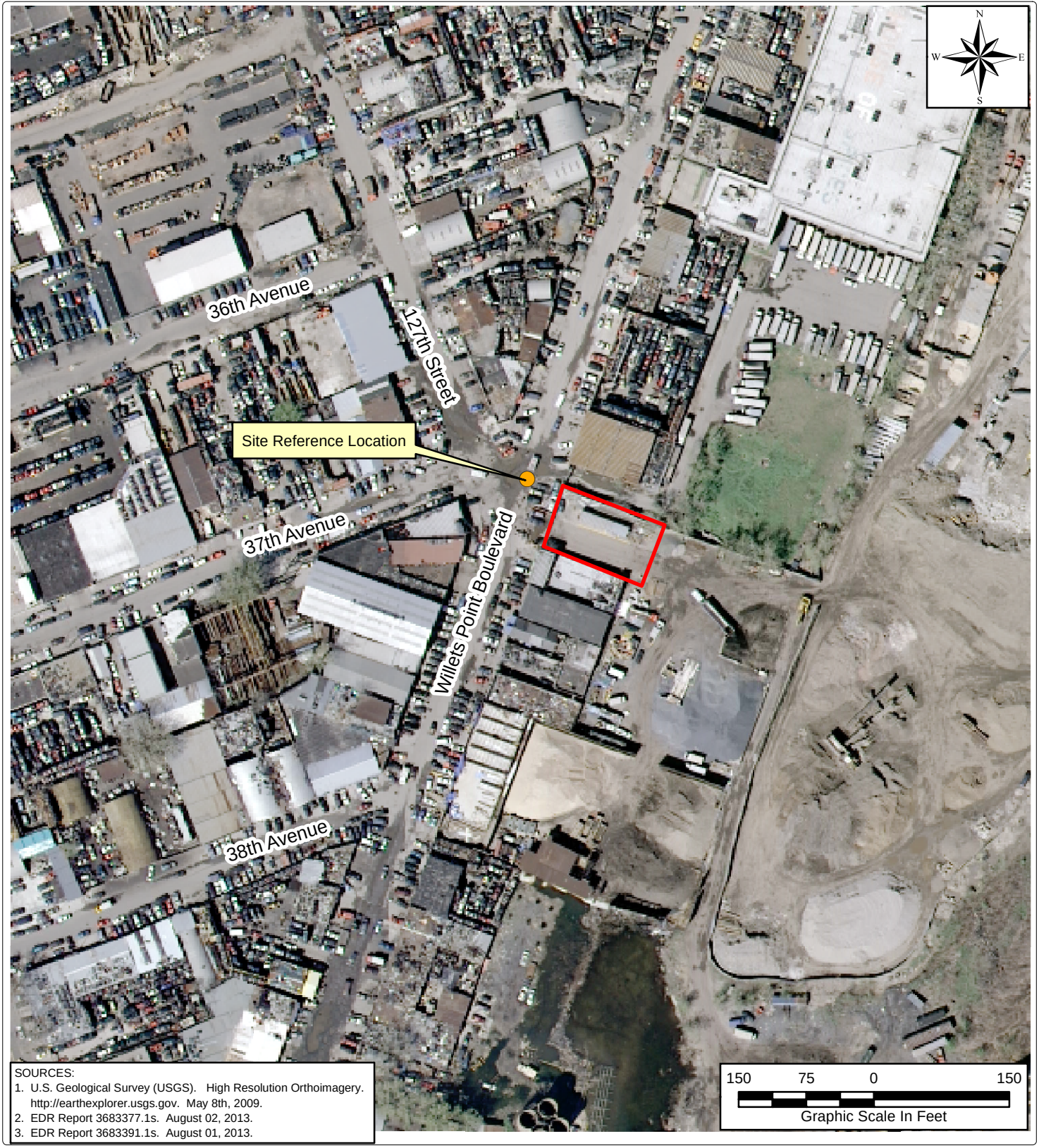
CLIENT NAME: EPA

WESTON SOLUTIONS

DATE: May 2014

FIGURE #: 1

P:\SAT2\Flushing Bay_Flushing_River_and_Willets Point\ASCOR_Scrap_Metal_Inc\MXD\15074_ASCOR_Site.mxd



SOURCES:
1. U.S. Geological Survey (USGS). High Resolution Orthoimagery. http://earthexplorer.usgs.gov. May 8th, 2009.
2. EDR Report 3683377.1s. August 02, 2013.
3. EDR Report 3683391.1s. August 01, 2013.

LEGEND:
- Site Reference Location
- Approximate Property Boundary

TITLE:

Site Map
ASCOR Scrap Metal Inc.
127-08 Willets Point Boulevard
Corona, Queens, NY

PROJECT: ASCOR Scrap Metal Inc.

CLIENT NAME: EPA

WESTON SOLUTIONS

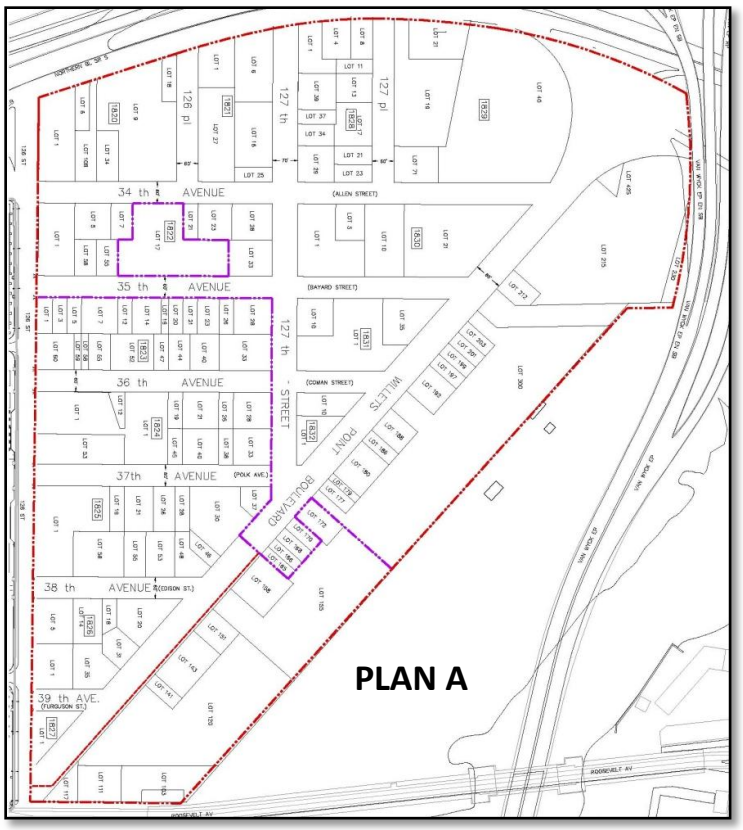
DATE: May 2014

FIGURE #: 2

P:\SAT2\Flushing Bay_Flushing_River_and_Willets Point\ASCOR_Scrap_Metal_Inc\MXD\15075_ASCOR_Aerial.mxd

APPENDIX B

BROWNFIELDS REDEVELOPMENT SITE PLANS A/B



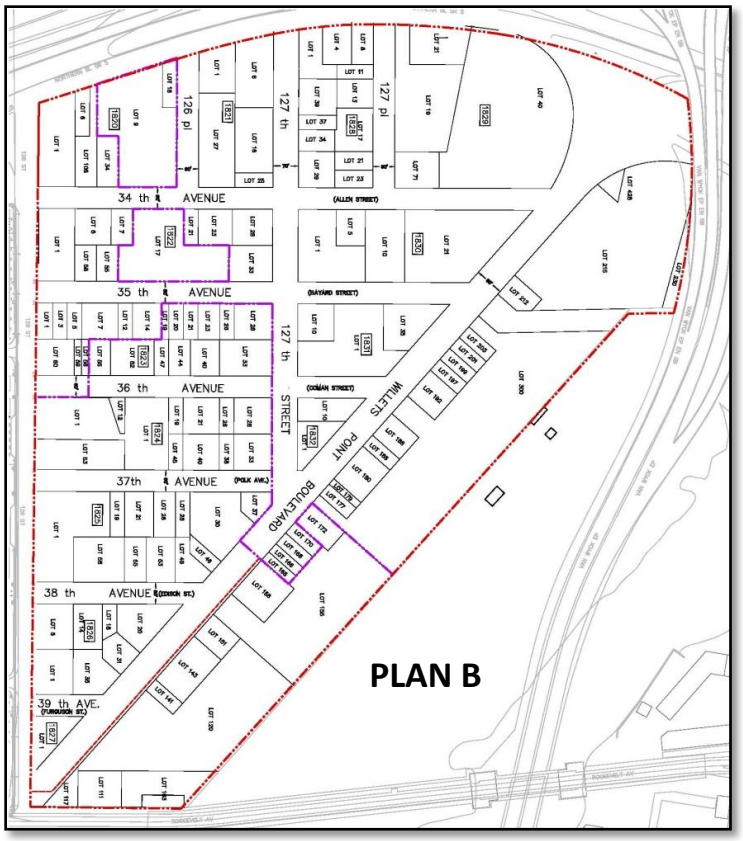


FIGURE 1

Willets Point Figures showing tax lot and blocks for both alternatives (Plan A and Plan B). Stage 1 development areas are highlighted in purple.